

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE



Z2003000078 BCC 735  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

33128+1923



## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-078  
APPLICANT NAME: EMILY DEVELOPMENT LLC  
OF P & MARIA VILLEGAS  
THE APPLICANT IS APPEALING THE DECISION OF THE  
COMMUNITY ZONING APPEALS BOARD #14, WHICH DENIED  
THE FOLLOWING:  
THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM  
SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO  
SINGLE-FAMILY RESIDENTIAL DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF SW 192 AVENUE  
& SW 316 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 10 ACRES

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WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING  
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER  
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR  
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR  
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 01/22/2004  
THURSDAY  
TIME 9:30 AM

22003000078 RCC 735  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
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**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-41-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

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33128+1923 71



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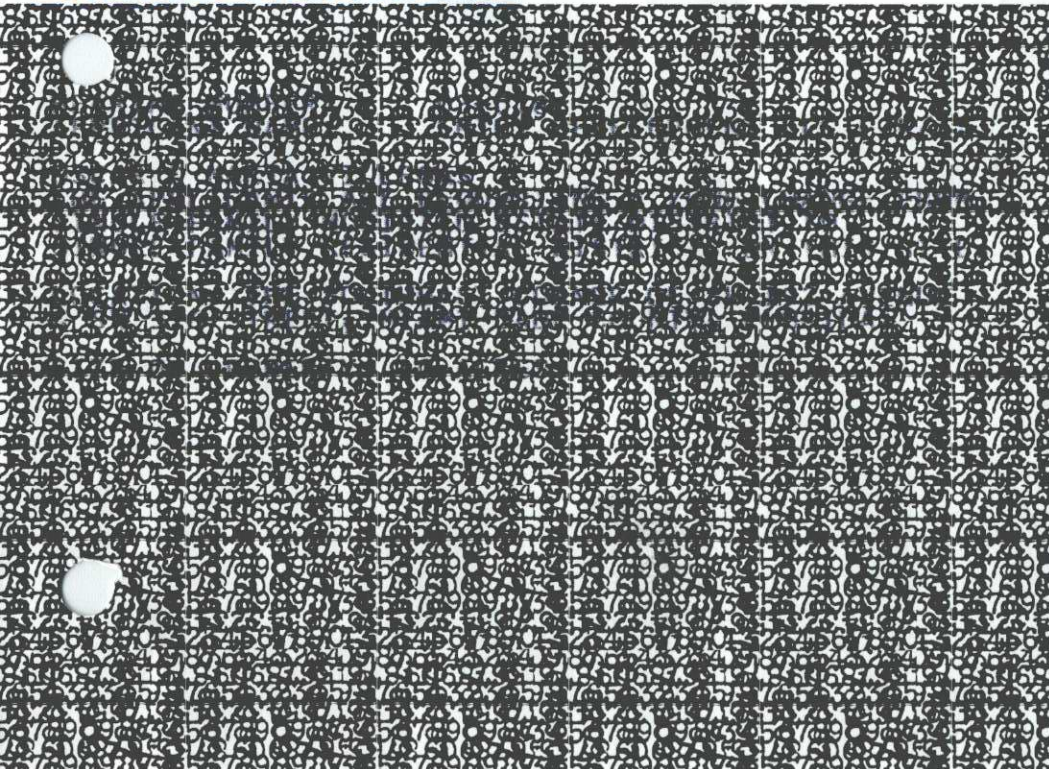
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MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



SEP 29 2003

Z2003000078 C14  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

HGRAYTMS 33147



## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET ROOM 203  
OLD BUILDING  
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD 1  
DATE 10/28/2003  
TUESDAY  
TIME 6:00 PM

Z20030000078 C14 736  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
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C-14 P-1  
RING NUMBER:  
APPLICANT NAME:

03-078

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OLD BUILDING  
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD 1  
DATE 10/28/2003  
TUESDAY  
TIME 6:00 PM

Please vote NO!! Help us  
preserve our agriculture  
atmosphere. Do not allow  
developers to turn us into  
another Kendall.

Linda Colucci

22003000078 C14  
LINDA MAY COLUCCI

32185 SW 195 AVE  
HOMESTEAD FL 33030-6401

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PRESORTED  
FIRST CLASS



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DGRAYTMS 33128



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COMMUNITY ZONING APPEALS BOARD  
DATE 07/29/2003  
TUESDAY  
TIME 6:00 PM

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FIRST CLASS



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BBAYTMS 33128



## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-078  
APPLICANT NAME: OSCAR & MARIA VILLEGAS

THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM  
MODIFIED ESTATE DISTRICT TO SINGLE FAMILY  
RESIDENTIAL DISTRICT.

LOCATION: THE SOUTHEAST CORNER OF S.W. 192 AVENUE  
& S.W. 316 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 10 ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR  
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING  
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER  
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR  
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR FOR  
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET ROOM 203  
OLD BUILDING  
MIAMI-DADE COUNTY, FL

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

Z2003000078 C14 736  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**  
**PLEASE NOTE THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- You are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

HEARING NO. 03-7-CZ14-2 (03-78)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS

EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS is appealing the decision of Community Zoning Appeals Board #14, which denied the following:

EU-M to RU-1

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/29/03

HEARING NO. 03-7-CZ14-2 (03-78)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS

EU-M to RU-1

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
RU-1 (Single Family Residential)

✓

HEARING NO. 03-7-CZ14-2 (03-78)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: OSCAR & MARIA VILLEGAS

EU-M to RU-1

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
RU-1 (Single Family Residential)

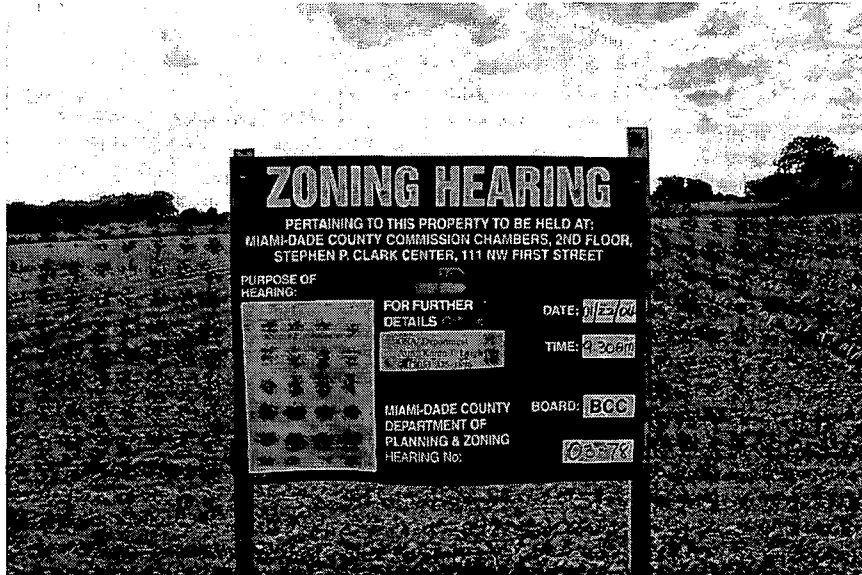
✓



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000078**

**BOARD: BCC**

**LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 192 AVENUE & S.W. 316 STREET, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 29-DEC-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000078**

**BOARD: C14**

**LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 192 AVENUE & S.W. 316 STREET, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 07-OCT-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

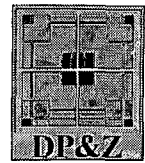
*Juan S. Rodriguez*

**SIGNATURE:** \_\_\_\_\_

**PRINT NAME:** JUAN RODRIGUEZ



**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000078**

**BOARD: C14**

**LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 192 AVENUE & S.W. 316 STREET, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 08-JUL-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

*Juan S. Rodriguez*

**SIGNATURE:**

**JUAN RODRIGUEZ**

**PRINT NAME:**

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-078 HEARING DATE 1/22/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ ½ mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: December 19, 2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 12-19-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 12/19/03

\*\*\*\*\*

C-14

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No: 03-78 HEARING DATE 10/28/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 9/22/03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Juan L. Rodriguez

Date: 9/26/2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 9/26/03

\*\*\*\*\*

C-14

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-078 HEARING DATE 7/29/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: June 28, 2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 6/27/2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

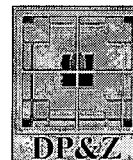
Date: 6/27/03

\*\*\*\*\*



**Miami-Dade County**  
**Department of Planning and Zoning**

C-14



**AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES**

**Re: HEARING No. Z2003000078**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**03/12/03**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Denise Lee**

**Date:**

**04/03/03**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**4/3/03**

# MIAMI-DEADE COUNTY, FLORIDA

## LEGAL NOTICE

THE MIAMI-DEADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 22nd day of January, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Deade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DEADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Deade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

## HEARING NO. 03-7-CZ14-2 (03-78)

APPLICANTS: EMILY DEVELOPMENT L.L.C. FKA: OSCAR & MARIA VILLEGAS

EMILY DEVELOPMENT L.L.C. FKA: OSCAR & MARIA VILLEGAS is appealing the decision of Community Zoning Appeals Board #14, which denied the following:

EU-M to RU-1

SUBJECT PROPERTY: The NW 1/4 of the SW 1/4 of the NE 1/4, less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Deade County, Florida.

HEARING NO. 04-1-CG-1 (01-397)

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L.L.C., ET AL.

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(18) of the Florida Statutes with respect to the following amendments and requests.

(2) MODIFICATION of Condition #12 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, as last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "12. The Director of the Department of Planning & Zoning, or its successor entity, will monitor compliance with all conditions of the development order and require, prior to issuance of any building permit and any certificate of occupancy, that the Applicant provide the Director with a letter that certifies:

- a. the building which is the subject of such building permit and certificate of occupancy is consistent with Exhibit 2.
- b. the total amount of warehouse, telecommunications, retail, movie theater, hotel and office space constructed within the project through the date of the letter.
- c. the remaining amount of undeveloped warehouse, telecommunications, retail, movie theater, hotel and office space permitted with the project;
- d. to the extent that the amount of a particular project use has been increased or decreased in accordance with the Equivalency Matrix (Exhibits 3A & 3B [rev. 5/22/01]) and Condition 54 below, the letter shall document said increase or decrease and provide calculations demonstrating the use of the Equivalency Matrix and compliance with Condition 54 below.

To the extent that the Equivalency Matrix (Exhibits 3A & 3B [rev. 5/22/01]) has been used for the building which is the subject of such building permit and certificate of occupancy, the letter shall include as an exhibit the calculations demonstrating the use of the Equivalency Matrix."

TO: "12. The Director of the Department of Planning & Zoning, or its successor entity, will monitor compliance with all conditions of the development order and require, prior to issuance of any building permit and any certificate of occupancy, that the Applicant provide the Director with a letter that certifies:

- a. the building which is the subject of such building permit and certificate of occupancy is consistent with Exhibit 2.
- b. the total amount of warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space constructed within the project through the date of the letter.
- c. the remaining amount of undeveloped warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space permitted within the project;
- d. to the extent that the amount of a particular project use has been increased or decreased in accordance with the Equivalency Matrix (Exhibits 3A and 3B [rev. 07-18-03]) and Condition 54 below, the letter shall document said increase or decrease and provide calculations demonstrating the use of the Equivalency Matrix and compliance with Condition 54 below.

To the extent that the Equivalency Matrix (Exhibits 3A & 3B [rev. 07-18-03]) has been used for the building which is the subject of such building permit and certificate of occupancy, the letter shall include as an exhibit the calculations demonstrating the use of the Equivalency Matrix."

(3) MODIFICATION of Condition #29 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, as last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "29. Developer may request certificates of use and occupancy for up to 1,150,105 sq. ft. of Industrial/Warehouse development, 3,010,000 sq. ft. of Industrial/telecom development, 1,558,900 sq. ft. (1,300,000 GLA) of retail development, 5740 seats of movie theater development, 180,000 sq. ft. of office development and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. Notwithstanding any provision to the contrary contained elsewhere in this Development Order, except for improvement E, Developer shall not be responsible for acquisition of right of way necessary for the

improvements described in Conditions 18 through 27. In the event that portions of the required right of way are not available, Developer shall construct the improvements where right of way is available and shall complete the remaining portions of the improvements as soon as possible after the right of way is made available. Under this paragraph, for the purposes of the Public Works Director's determination that required improvements K, L, M, and N are substantially complete and open to traffic, said provision shall be deemed to be substantially complete and open to traffic are those portions that were delayed by right of way availability and it at least two lanes of traffic are provided."

TO: "29.

If Developer develops the site plan without the furniture merchandise mart, Developer may request certificates of use and occupancy for up to 1,850,150 sq. ft. of Industrial/Warehouse development, 1,353,000 sq. ft. of manufacturing use, 370,218 sq. ft. of Industrial/telecom development, 1,558,900 sq. ft. (1,300,000 GLA) of retail development, 5740 seats of movie theater development, 220,000 sq. ft. of office development and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic.

If Developer develops in accordance with the alternate site plan with the furniture merchandise mart, subject to compliance with Exhibits 3A & 3B, Developer may request certificates of use and occupancy for up to 1,578,392 sq. ft. of Industrial/Warehouse development, 1,323,000 sq. ft. of manufacturing use, 370,218 sq. ft. of Industrial/telecom development, 315,000 sq. ft. of furniture merchandise mart use, 1,558,900 sq. ft. (1,300,000 GLA) of retail development, 5,740 seats of movie theater development, 220,000 sq. ft. of office development and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. Notwithstanding any provision to the contrary contained elsewhere in this Development Order, except for improvement E, Developer shall not be responsible for acquisition of right of way necessary for the improvements described in Conditions 18 through 27. In the event that portions of the required right of way are not available, Developer shall construct the improvements where right of way is available and shall complete the remaining portions of the improvements as soon as possible after the right of way is made available. Under this paragraph, for the purposes of the Public Works Director's determination that required improvements K, L, M, and N are substantially complete and open to traffic, said provision shall be deemed to be substantially complete and open to traffic are those portions that were delayed by right of way availability and it at least two lanes of traffic are provided."

(4) MODIFICATION of Condition #54 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, as last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "54. Limit development to those land uses authorized by the Miami-Deade County Code provided, however, that the overall development shall have a minimum 400,000 gross sq. ft. of industrial warehouse space, 500,000 gross sq. ft. of industrial telecom space, 900,000 gross sq. ft. of retail space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. Maximum permitted development in any single use category shall be limited to 3,250,000 gross sq. ft. of industrial warehouse space, 4,000,000 gross sq. ft. of industrial telecom space, 250,000 gross sq. ft. of office space, 350 hotel rooms, 1,780,000 gross sq. ft. of retail space and 6,000 movie theater seats or a combination of uses as provided for in the Equivalency Matrix contained in Exhibits 3A and 3B (revised 5/22/01) herein. In no event shall the maximum permitted development exceed the cumulative impact which would be otherwise realized from the development as currently outlined in the Application for Development Approval. Subsequent site plan approval will require compliance with parking, landscaped open space, Floor Area Ratio, and other development regulations, all in accordance with applicable Miami-Deade County Ordinances and resolutions as may be amended or varied at Public Hearing, subject to substantial deviation determination, if applicable."

TO: "54. Limit development to those land uses authorized by the Miami-Deade County Code provided, however, that the overall development shall have a minimum 400,000 gross sq. ft. of industrial warehouse space, 200,000 gross sq. ft. of industrial telecom space, 20,000 gross square feet of manufacturing use, 0 sq. ft. of furniture merchandise mart use, 900,000 gross sq. ft. of retail space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. Maximum permitted development in any single use category shall be limited to 3,250,000 gross square feet of industrial warehouse space, 4,000,000 gross sq. ft. of industrial telecom space, 2,000,000 gross square feet of manufacturing use, 800,000 gross square feet of furniture merchandise mart use, 300,000 gross sq. ft. of office space, 350 hotel rooms, 1,780,000 gross sq. ft. of retail space and 6,000 movie theater seats or a combination of uses as provided for in the Equivalency Matrix contained in Exhibits 3A and 3B (revised 07/18/03) herein. In no event shall the maximum permitted development exceed the cumulative impact which would be otherwise realized from the development as currently outlined in the Application for Development Approval. Subsequent site plan approval will require compliance with parking, landscaped open space, Floor Area Ratio, and other development regulations, all in accordance with applicable Miami-Deade County Ordinances and resolutions as may be amended or varied at Public Hearing, subject to substantial deviation determination, if applicable."

(5) MODIFICATION of Condition 4 of Resolution Z-33A-97, passed and adopted by the Board of County Commissioners, and as last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and an Industrial Area Master Plan prepared by Rietzsch Lano Caycedo Architects; and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, both dated received on 2/13/01; and a booklet entitled 'Signage & Graphics - Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm

## DO THE RIGHT THING

of the Geography Bee Team. Savanna is active in her community, where she has donated her time to the Humane Society of Miami. Her efforts resulted in collecting blankets, towels, donations and food for animals awaiting adoption.

### DANIELLE VEENSTRA, third grade, Miami Lakes Elementary:

Danielle makes straight A's, and is a member of the Girl Scouts and Miami Lakes Congregational Church, where she is an acolyte. Last year, Danielle's father was diagnosed with a rare adrenal cancer and lost his hair as a result of chemotherapy.

Danielle thought about what happens to children who

lose their hair because of illness and decided to cut and donate her hair to Locks of Love, an organization that provides wigs to children with cancer and other diseases that cause hair loss.

Danielle also raised \$1,700 and collected five ponytails including her own 11-inch ponytail, which she cut last June on her school's closed circuit television during the morning announcements. Danielle is a true role model and inspiration, not only for her peers — but also for adults, as well.

For more information about the Do The Right Thing Program, log on to [www.dotherightthinginc.org](http://www.dotherightthinginc.org) or call 305-579-3344.

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**Herald.com**

8673

## SWEETWATER

# 'Grinch Patrol' launched

• GRINCH, FROM 3

ride around my neighborhood a lot. I support them and this program."

The Grinch Patrol, officially called the "Holiday Season Crime Prevention Patrol," kicked off Dec. 15 and ends Dec. 31.

"Our vision," said Vázquez, "is if we don't have a crime happening in our city then we've done our job."

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Dade Community Foundation's  
**MIAMI FELLOWS INITIATIVE**

To learn more or receive an application, call Abbey Chase at 305-663-1222 or e-mail [info@miamifellows.org](mailto:info@miamifellows.org). The Initiative encourages balance and diversity in all aspects of the program. All eligible candidates are encouraged to apply. Application deadline extended until Jan. 13<sup>th</sup>.

## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, JANUARY 22, 2004 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **EMILY DEVELOPMENT LLC FKA: OSCAR & MARIA VILLEGAS (03-78)**

Location: The southeast corner of SW 192 Avenue & SW 316 Street, Miami-Dade County, Florida (10 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

The applicants are requesting a zone change from single-family modified estate district to single-family residential district, on this site:

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry. Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## neighbors 4 neighbors

### Here's what's happening in December:

**Adopt-A-Family 4 The Holidays:** Even with the holidays right around the corner, it's not too late to participate in Adopt-A-Family 4 The Holidays. Neighbors 4 Neighbors needs adopters for needy families, donated toys and gift certificates... especially for teens. Pick up the phone right now and call our phonebank at (305) 597-4404.

**Holiday Contribution:** Special thanks go out to the Miami Airport Hilton for their holiday contribution. They picked up four of our families in stretch limos, treated them to a lavish Thanksgiving buffet luncheon, purchased special gifts for every child (27 of them in all) and collected enough food to feed each family for weeks.

**Help feed the needy at Publix:** Speaking of eating, when you shop at Publix, look for the Food For All coupons at checkout. You can add a few cents or a few dollars to your bill, and help feed the hungry in South Florida all year long.

**Consider N4N for charitable donations:** Most of us want to help out during the holidays, but there are those in our community who experience need at other times during the year. Thanks to your kindness and tax deductible monetary donations, Neighbors 4 Neighbors is able to operate a 12-hour per-day phonebank for emergency referrals, and offer assistance to those in crisis. Please consider Neighbors 4 Neighbors when you are making a charitable donation. As a non profit 501 (c) 3 organization, it depends on your generosity to help others.

## HAPPY HOLIDAYS!

If you want to help someone in need or need assistance yourself,  
**call Neighbors 4 Neighbors at (305) 597-4404.**

9281

neighbors 4 neighbors

A Community Service of The Miami Herald in partnership with



MAGGIE RODRIGUEZ  
CBS4 NEWS ANCHOR  
N4N SPOKESPERSON

neighbors 4 neighbors neighbors 4 neighbors neighbors 4 neighbors neighbors 4 neighbors

BCC - Jan 22-04

C-14

100-28-03

5



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
**TUESDAY, OCTOBER 28, 2003 - 6:00 p.m.**  
 SOUTH DADE GOVERNMENT CENTER  
 ROOM 203 (OLD BUILDING)  
 10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. EMILY DEVELOPMENT LLC**  
**F/K/A: OSCAR & MARIA VILLEGAS (03-78)**

**Location:** The southeast corner of SW 192 Avenue & SW 316 Street, Miami-Dade County, Florida (10 Acres)

The applicants are requesting a zone change from single-family modified estate district to single-family residential district, on this site.

**2. ADE INVESTMENT PROPERTIES, INC. (03-181)**

**Location:** Southeast corner of SW 292 Street and SW 180 Avenue, Miami-Dade County, Florida (9.6 Acres)

The applicant is requesting a zone change from agricultural district to single-family one acre estate district, on this site.

**3. U-HAUL CO. OF FLORIDA, INC. (03-207)**

**Location:** The southwest corner of SW 137 Avenue & theoretical SW 169 Terrace, Miami-Dade County, Florida (3.24 Acres)

The applicant is requesting a zone change from light industrial manufacturing district to minimum apartment house district, on this site.

**4. CREATIVE ACADEMY, INC. (03-218)**

**Location:** 16325 SW 288 Street, Miami-Dade County, Florida (4.6 Acres)

The applicant is requesting modifications of conditions of a previously approved resolution to allow the applicant to change the interior layout of the day care center and private school, to increase the number of students and staff permitted, to extend the hours of operation, and to allow the existing sign to advertise the day care center use along with the religious facility, on this site.

**5. MARIA RIVERA & RAMON CASANAS (03-228)**

**Location:** 11833 SW 203 Street, Miami-Dade County, Florida (7,500 sq. ft.)

The applicants are requesting approval to allow a single-family residence to be setback less than required from property lines, on this site.

**6. NIRMALA MANBODH (03-232)**

**Location:** 11430 SW 191 Street, Miami-Dade County, Florida (8,900 sq. ft.)

The applicant is requesting approval to allow a single-family residence to be setback less than required from property lines, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## Public Safety & Justice

Notice is hereby given that the following described property was seized in Miami, Florida, for violation of Customs laws 18USC981/1956 and/or 31USC5316/5317, 31USC5332 and/or 19USC1595 a(c), 15USC1335a: case #03-5201-000533/mf - approximately \$245,490 in U.S. Currency, seized on 092303-post \$5,000 bond case #03-5206-000948/mf - approximately, \$34,341 and \$32,000 in U.S. Currency, seized on 081903-post Seized Asset Claim Form case #03-5206-103776/mf - approximately 131 boxes of tax-exempt cigarettes, seized on 082303 - post \$459 bond Any person who is entitled to possession to

said property, or claiming an interest in said property listed above must appear at the Bureau of Customs and Border Protection, Miami Service Port, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount indicated above (or a CA-FRA Claim Form) within twenty (20) days from the date of the first publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties & Forfeitures Officer  
107-14-21 03-4-05/400687M

### NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the Governmental Operations & Environment Committee in the Commission Chambers, located on the Second Floor of the Stephen P. Clark Center, 111 NW First Street, Miami, Florida, at 9:30 AM, October 14, 2003, relating to the following proposed Ordinance:

Ordinance pertaining to Zoning; amending Section 33-314 of the Code of Miami-Dade County, Florida; providing for Applications to be heard By the County Commission where, as a result of Annexation or Incorporation; the Community Zoning Appeals Board lacks enough Members in office to act on such applications; providing severability Inclusion in the Code, and an effective date.

All interested parties may appear and be heard at the time and place specified.

A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter of other accommodations, please call (305) 375-3949 at least four days in advance.

HARVEY RUVIN, CLERK

KAY SULLIVAN, DEPUTY CLERK

03-3-38/400894M

### NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the Public Safety Committee in the Commission Chambers, located on the Second Floor of the Stephen P. Clark Center, 111 NW First Street, Miami, Florida, at 2:00 PM, October 14, 2003, relating to the following proposed Ordinance:

Ordinance amending Section 30-384 of the Code of Miami-Dade County, Florida; relating to the Towing of Stolen and Abandoned Vehicles; providing severability, inclusion in the Code, and an Effective date.

All interested parties may appear and be heard at the time and place specified. Dates and times subject to change, please check the online calendar to confirm at [www.miamidade.gov](http://www.miamidade.gov).

A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-3949.

HARVEY RUVIN, CLERK

KAY SULLIVAN, DEPUTY CLERK

03-3-41/400966M

### NOTICE OF ADMINISTRATIVE COMPLAINT

TO: ABDEL A. DAVIDSON CASE NO.: CD2002-1645/D 2120421

An Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 6687, Tallahassee, Florida 32314-6687. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department of Agriculture and Consumer Services, will dispose of this cause in accordance with law.  
9/16-23-30 10/7 03-4-40/395095M

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 28th day of October, 2003 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

HEARING NO. 03-7-CZ14-2 (03-78)

APPLICANTS: EMILY DEVELOPMENT L.L.C. F/K/A: OSCAR & MARIA VILLEGAS

EU-M to RU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the NE ¼, less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

HEARING NO. 03-10-CZ14-1 (03-181)

APPLICANT: ADE INVESTMENT PROPERTIES, INC.

AU to EU-1

SUBJECT PROPERTY: The NE ¼ of the SW ¼ of the SE ¼, less the north 25' thereof, all in Section 1, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 292 Street & S.W. 180 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-10-CZ14-2 (03-207)

APPLICANT: U-HAUL CO. OF FLA., INC.

IU-1 to RU-3M

SUBJECT PROPERTY: The south 200' of the east 705' of Tract 2 of PORTION OF TROPICO, Section 34, Township 55 South, Range 39 East, Plat book 2, Page 57.

LOCATION: The Southwest corner of S.W. 137 Avenue & theoretical S.W. 189 Terrace, Miami-Dade County, Florida.

HEARING NO. 03-10-CZ14-3 (03-218)

APPLICANT: CREATIVE ACADEMY, INC.

MODIFICATION OF Conditions #2, 5, 7, 10, 11 & 14 of Resolution 4ZAB-163-82, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Proposed Private Educational Facilities for the First Church of God,' as prepared by Russell Charles Zinkel, Sr., Architect, NCARB; and

### ZONING HEARING

'Sign Detail,' as prepared by Frank Makowski, Land Surveyor, and dated 2/15/82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Creative Kids Academy,' as prepared by Tony Fernandez, Architect, consisting of four pages and dated June 25, 2003."

FROM: "5.

TO: "5. That the use be approved and restricted to a maximum of 80 students."

FROM: "7. That the hours of operation shall be from 7:30 a.m. to 6:00 p.m."

TO: "7. That the hours of operation shall be from 7:30 a.m. to 6:00 p.m."

FROM: "10. That the number of classrooms shall not exceed 4."

TO: "10. That the number of classrooms shall not exceed 7."

FROM: "11. That the number of teachers shall not exceed 7. That the number of administrative and clerical personnel (other than teachers) shall not exceed 2."

TO: "11. That the number of teachers and staff shall not exceed 18."

FROM: "14. That no sign be used in connection with the school use."

TO: "14. That the existing sign be permitted to show information on the day care center along with the religious facility use."

The purpose of the request is to allow the applicant to change the interior layout of the day care center and private school, to increase the number of students and staff permitted, to extend the hours of operation and to allow the existing sign to advertise the day care center use along with the religious facility.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the SW ¼ of the SE ¼ of the NW ¼ in Section 5, Township 57 South,

Range 39 East.

LOCATION: 16325 S.W. 288 Street, Miami-Dade County, Florida.

HEARING NO. 03-10-CZ14-4 (03-228)

APPLICANTS: MARIA RIVERA & RAMON CASANAS

Applicant is requesting to permit a single family residence setback a minimum of 4.15' from the interior side (west) property line and setback 19.7' from the front (south) property line. (The underlying zoning district regulations require a setback of 7.5' from the interior side property line and a setback of 25' from the front property line).

Plans are on file and may be examined in the Zoning Department entitled "Exterior Improvements," prepared by E. P., and consisting of 5 pages, dated 5-30-02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 35, ADDITION "T", SOUTH MIAMI HEIGHTS, Plat book 88, Page 54.

LOCATION: 11833 S.W. 203 Street, Miami-Dade County, Florida.

HEARING NO. 03-10-CZ14-5 (03-232)

APPLICANT: NIRMALA MANBODH

Applicant is requesting approval to allow a single family residence to setback 6.4' from the rear (south) property line and setback 5.5' from the interior side (west) property line. (The underlying zoning district regulation requires 25' from the rear property line and 7.5' from the interior side property line).

Plans are on file and may be examined in the Zoning Department entitled "Addition Legalization for Nirmala Manbodh," as prepared by Ruben J. Pujol, dated 6/2/03 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 69, SOUTH MIAMI HEIGHTS, THIRD ADDITION, Plat book 80, Page 34.

LOCATION: 11430 S.W. 191 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 7 day of October, 2003

107

03-3-28/400759M

A-14 7-29-03

## ZONING HEARING



COMMUNITY ZONING APPEALS BOARD - 14  
TUESDAY, JULY 29, 2003 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **GERARDO DIAZ (02-114)**

Location: 16520 SW 296 Street, Miami-Dade County, Florida  
(2.57 Gross Acres)

The applicant is requesting a zone change from single-family residential district to four unit apartment house district, on this site.

2. **OSCAR & MARIA VILLEGAS (03-78)**

Location: The southeast corner of SW 192 Avenue & SW 316 Street, Miami-Dade County, Florida (10 Acres)

The applicants are requesting a zone change from single-family modified estate district to single-family residential district, on this site.

3. **FRV DEVELOPMENT (03-150)**

Location: 290' north of SW 184 Street & east of theoretical SW 109 Avenue, Miami-Dade County, Florida  
(4 Acres)

The applicant is requesting a zone change from agricultural district to minimum apartment house district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter consid

s, all for the best interest of the overall  
However, the courts have ruled that it is  
be deferred to the next available zoning  
led for you at no charge. To arrange for  
at (305) 375-1244 at least two weeks in  
  
**MIAMI-DADE COUNTY DEPARTMENT OF**  
Florida. Protest & Waivers of Protest  
date, giving the number of the hearing. If  
Please refer to the hearing number when  
  
employment and does not discriminate on  
alternate format, a sign language interpreter  
in advance.  
  
west 1/2, of the west 1/2, of the NW 1/4 of  
Range 39 East.  
approximately 300' south of theoretical S.W. 10  
  
west 1/2, of the west 1/2, of the NW 1/4 of  
Range 39 East.  
approximately 500' south of theoretical S.W. 10  
  
in to setback 17.25' from the rear (south)  
  
back 3' from the rear (south) property line  
The underlying zoning district regulations  
(1).  
satisfied, approval of such requests may be  
ion) or under §33-311(A)(4)(c) (Alternative  
  
titled "Proposed Addition to the Residence  
and consisting of 1 sheet. Plans may be  
  
)TH ADDITION, Plat book 82, Page 5.  
  
idence with a lot coverage of 41%. (The  
dence setback 12'8" and 15' from the rear  
s require 25' from the rear property line).  
satisfied, approval of such requests may be  
ion) or under §33-311(A)(4)(c) (Alternative  
  
nt entitled "Addition to the Residence of  
3/20/03 and consisting of 6 pages. Plans  
  
VESTBROOK, Plat book 87, Page 29.  
  
setback 5' from the interior side (west)  
requires 7.5').  
a single family residence setback 16.92'  
g district regulation requires 25').  
e of 68' and a lot area of 7,303.2 sq. ft.  
d 7,500 sq. ft.).  
satisfied, approval of such requests may be  
ion) or under §33-311(A)(4)(c) (Alternative

Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.  
  
A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.  
  
Publication of this Notice on the 8 day of July 2003.  
7/8 03-3-04/377815M

**MIAMI-DADE COUNTY, FLORIDA**

**LEGAL NOTICE ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Tuesday, the 29TH day of July, 2003 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida**. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.  
  
All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.  
  
If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-7-CZ14-1 (02-114)  
APPLICANT: GERARDO DIAZ  
RU-1 to RU-3  
SUBJECT PROPERTY: The north 235' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 53 and the south 132' of the north 367' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 53.  
LOCATION: 16520 S.W. 296 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-2 (03-78)  
APPLICANTS: OSCAR & MARIA VILLEGAS  
EU-M to RU-1  
SUBJECT PROPERTY: The NW 1/4 of the SW 1/4 of the NE 1/4, less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.  
LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-3 (03-150)  
APPLICANT: FRV DEVELOPMENT  
AU to RU-3M  
SUBJECT PROPERTY: The west 1/2 of the west 1/2 of the SE 1/4 of the SE 1/4, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.  
LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.